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Late Backup  
ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 11401 RANCH ROAD 2222 AND CHANGING THE  
3 ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO  
4 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)  
5 COMBINING DISTRICT FOR TRACT ONE AND COMMERCIAL-LIQUOR  
6 SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT FOR  
7 TRACT TWO.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district on the property described in Zoning Case No. C14-2008-0233, on  
13 file at the Neighborhood Planning and Zoning Department, as follows:

14  
15 Tract One: From interim rural residence (I-RR) district to community commercial-  
16 conditional overlay (GR-CO) combining district.

17  
18 A 2.737 acre tract of land, more or less, out of the Alexander Dunlap Survey No.  
19 805, Travis County, the tract of land being more particularly described by metes  
20 and bounds in Exhibit "A" incorporated into this ordinance, Save and Except a  
21 17,000 square foot tract described in Tract Two below; and

22  
23 Tract Two: From interim rural residence (I-RR) district to commercial-liquor  
24 sales-conditional overlay (CS-1-CO) combining district.

25  
26 A 17,000 square foot tract of land, more or less, out of the 2.737 acres in the  
27 Alexander Dunlap Survey No. 805 described in Tract One, the 17,000 square foot  
28 tract of land being more particularly described by metes and bounds in Exhibit "B"  
29 incorporated into this ordinance, (the "Property"),

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31 locally known as 11401 Ranch Road 2222, in the City of Austin, Travis County, Texas,  
32 and generally identified in the map attached as Exhibit "C".  
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1 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
2 established by this ordinance is subject to the following conditions:

- 3
- 4 A. A site plan or building permit for the Property may not be approved, released,  
5 or issued, if the completed development or uses of the Property, considered  
6 cumulatively with all existing or previously authorized development and uses,  
7 generate traffic that exceeds 2,000 trips per day.
- 8
- 9 B. A liquor sales use of Tract Two may not exceed 12,000 square feet within the  
10 17,000 square foot area.
- 11
- 12 C. The following uses are prohibited uses of Tract Two:
- 13
- |                                       |                                  |
|---------------------------------------|----------------------------------|
| 14 Adult oriented businesses          | Agricultural sales & services    |
| 15 Building maintenance services      | Campground                       |
| 16 Cocktail lounge                    | Commercial blood plasma center   |
| 17 Construction sales & services      | Convenience storage              |
| 18 Electronic prototype assembly      | Equipment repair services        |
| 19 Equipment sales                    | Kennels                          |
| 20 Laundry service                    | Vehicle storage                  |
| 21 Veterinary services                | Custom manufacturing             |
| 22 Limited warehousing & distribution | Maintenance & service facilities |
| 23 Transitional housing               | Transportation terminal          |
- 24
- 25 D. Dedication of right-of-way for RM 2222 is deferred under Section 25-6-55(D)  
26 of the City Code. Notwithstanding any provision of Chapter 25-6, Article 2, of  
27 the City Code to the contrary, before any further development of the Property  
28 can occur, the Owner shall file a waiver or variance request so that the city  
29 manager of the City of Austin can determine, subject to applicable law,  
30 whether all of any part of right-of-way for RM 2222 is required to be dedicated  
31 by the Owner under Chapter 25-6, Article 2.
- 32

33 Except as specifically restricted under this ordinance, the Property may be developed and  
34 used in accordance with the regulations established for the respective base districts, and  
35 other applicable requirements of the City Code.

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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_, 2009

§  
§  
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Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk